PLACES TO GROW

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PROPOSED AMENDMENT 2

to the Growth Plan for the Greater Golden Horseshoe, 2006

November 2012

Population and Employment Forecasts
Policies and Implementation

Ontario

Ministry of
Infrastructure

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What is in this document?

Preface

- This section explains why the Minister of Infrastructure is proposing an amendment to the Growth Plan for the Greater Golden Horseshoe, 2006, and describes what this document contains.

Proposed Amendment 2

- This section includes the text and the schedule of Proposed Amendment 2.
- It is recommended that this section be read in conjunction with the Growth Plan for the Greater Golden Horseshoe, 2006 as it sets out proposed modifications and makes reference to definitions and policies included in the Growth Plan. Visit www.placestogrow.ca to download a copy of the Growth Plan.

Implementation

- This section explains what actions will be required to implement the Proposed Amendment. These actions include a proposed approach regarding how the amendment would affect planning matters already in process and a proposed timeline for municipalities to bring official plans into conformity with the Growth Plan, as amended.

Seeking Feedback

- This section provides contact information for submitting feedback to the Ministry of Infrastructure on the Proposed Amendment.

TABLE OF CONTENTS

Preface 1

Proposed Amendment 2 to the Growth Plan for the Greater Golden Horseshoe, 2006 6

Implementation 9

Effective Date and Transition 10
Official Plan Conformity 11

Seeking Feedback 12

PREFACE

The Greater Golden Horseshoe is one of the fastest growing regions in North America. It is anticipated to continue experiencing strong population and employment growth in the coming decades. It is the destination of choice for many people and businesses relocating from other parts of Canada and around the world. They settle here because of the high quality of life and the economic opportunities. This is a place of prosperity where, through their skills and talents, people are building a great future for themselves.

The Province's *Growth Plan for the Greater Golden Horseshoe, 2006* (the Growth Plan) sets out a vision and policies to better manage this rapid growth, to plan for complete communities, and to protect the natural environment. It establishes policies and targets to ensure that municipalities have the land base and the infrastructure to accommodate growth now and into the future.

The Growth Plan's horizon currently extends to 2031, but it is clear that the region's population and economy will continue to expand beyond that timeframe. Under provincial policy, municipalities may make available land for urban development to accommodate the needs of the growth forecast for a time horizon of up to 20 years. Recognizing that growth will continue and that 2031 is only 19 years away, the Minister is proposing an amendment to the Growth Plan to update the growth forecasts and extend the horizon of the forecasts and policies. If approved, the growth forecasts for the extended horizon in combination with the Growth Plan's policies would ensure that a strong policy framework is in place as municipalities, partner ministries and other stakeholders look further into the future to plan for long-term growth.

The Growth Plan was issued in 2006, and the policies are starting to shape the Greater Golden Horseshoe. Community redevelopment is happening. New investment in major office buildings and public institutions is revitalizing downtowns. There is now more housing choice available to residents and newcomers. Transit ridership is increasing, and the government is supporting this evolution through investments. The Growth Plan is working in concert with *Building Together*, the Province's long-term infrastructure plan. *Building Together* provides a roadmap for strategic infrastructure planning, and these plans are part of the Province's long-term vision to create jobs, strengthen the economy and support communities of all sizes.

Municipalities have the tools to plan to accommodate their forecasted growth in accordance with the policies of the Growth Plan. Through intensification, redevelopment of brownfield sites, more mixed-use development, and the efficient use of greenfield land, municipalities can plan to create more complete, compact communities. The Growth Plan's policies ensure that infrastructure is optimized and the natural environment is protected.

The Growth Plan acknowledges the importance of effective growth management in protecting the natural environment. Minimizing the negative impacts of growth and urban sprawl is a cornerstone of the Growth Plan. The Growth Plan works with provincial policies, such as the *Provincial Policy Statement*, the *Lake Simcoe Protection Plan*, the *Clean Water Act*, and the *Greenbelt Plan* to manage and minimize impacts of growth. It also supports efforts to protect the Great Lakes.

Growth Forecasts for the Greater Golden Horseshoe

The population and employment forecasts in Schedule 3 and Schedule 7 are key elements of the Growth Plan. Schedule 3 provides population and employment forecasts for each of the twenty-one upper- and single-tier municipalities in the Greater Golden Horseshoe to 2031. Schedule 7 establishes population and employment forecasts for the lower-tier municipalities in the Simcoe Sub-area for 2031.

The forecasts in the Growth Plan were originally developed in the early 2000s in collaboration with municipalities using Statistics Canada's 2001 Census data. Census data for 2006 and 2011 is now available and presents an opportunity to verify and update the original forecasts.

The Growth Plan includes a policy (2.2.1.2) that states that the Minister of Infrastructure will review the forecasts contained in Schedule 3 at least every five years in consultation with municipalities, and may revise the forecasts. It also includes a policy (6.2.3) which states that the Minister of Infrastructure will review the forecasts contained in Schedule 7 in conjunction with the review of Schedule 3.

The Minister of Infrastructure has undertaken this review of the growth forecasts contained in Schedules 3 and 7. The review provided an opportunity to incorporate current information on a variety of matters into the development and allocation of the growth forecasts. These matters include Growth Plan policies, demographic and economic trends, land availability, infrastructure investment, and water and wastewater servicing capacity.

The review of the forecasts has indicated that the Greater Golden Horseshoe will continue to experience healthy growth. By 2041, the region is forecast to grow to almost 13.5 million people and 6.2 million jobs.

Immigration will continue to be the most significant driver of population growth in the Greater Golden Horseshoe. More than one-third of all immigrants to Canada settle in the Greater Golden Horseshoe.

People in the Greater Golden Horseshoe are living longer and having more children than previously anticipated. These trends will also be important drivers of population growth in the Greater Golden Horseshoe. There are more people living in each home in the Greater Golden Horseshoe than previously anticipated. This trend is also anticipated to continue, particularly due to the fact that there will be more children and seniors.

The average age of the population of the Greater Golden Horseshoe is expected to increase in the coming decades, as baby boomers reach their retirement years. Despite this trend, younger working age immigrants joining the population over this time will ensure the region maintains a healthy proportion of working age to non-working age people.

Detailed information on the forecast method, assumptions, and household information upon which this Proposed Amendment is based is available in the report *Greater Golden Horseshoe Growth Forecasts to 2041: Technical Report*. This report also includes forecast information in five-year intervals up to and including 2041. It is available on Hemson Consulting Limited's website at www.hemson.com.

The review of the growth forecasts is separate from the full review of the Growth Plan. The *Places to Grow Act, 2005* requires the review of the entire Growth Plan at least every ten years.

The Proposed Amendment

The Proposed Amendment has been prepared under the *Places to Grow Act, 2005*. It provides population and employment forecasts to be used for planning and managing growth in the Greater Golden Horseshoe. Key elements of the Proposed Amendment include:

- Changes to the text of the Growth Plan to extend the Plan's horizon to 2041 and to provide clarity regarding the application of Schedules 3 and 7 to 2041; and
- A new Schedule 3 to replace the existing Schedule 3 in the Growth Plan. The new Schedule 3 includes population and employment forecasts for upper- and single-tier municipalities for 2031, 2036 and 2041.

The forecasts for 2031 in the proposed Schedule 3 are the same as the forecasts for 2031 in the existing Schedule 3. These 2031 forecasts include the disaggregation of forecasts between some counties and separated cities that were previously aggregated for the affected municipalities. The Minister is proposing to maintain the forecasts for 2031 to ensure continuity of the work that municipalities have undertaken to bring their official plans into conformity with these forecasts. Many of these official plans and official plan amendments are awaiting decision at the Ontario Municipal Board, and retention of the current forecasts for 2031 provides more clarity to decision makers regarding the applicable growth forecasts for these matters.

While Proposed Amendment 2, if approved, would result in changes to the Growth Plan including extended forecasts, it is important to note that until any amendment is approved, the forecasts currently in the Growth Plan continue to have force and effect under the *Places to Grow Act, 2005*. The *Places to Grow Act, 2005* requires that any decision under the *Planning Act* or the *Condominium Act, 1998*, conform to the Growth Plan, subject to any transition rules set out in *Ontario Regulation 311/06*.

The Minister of Infrastructure is issuing the Proposed Amendment pursuant to the *Places to Grow Act, 2005*, for consultation. After considering all submissions and comments received the Minister may modify the Proposed Amendment and will submit an Amendment with recommendations to the Lieutenant Governor in Council for a decision. If approved, the Amendment would come into effect on the date set out in the decision.

Also included in this document are a number of proposed actions that may be taken to implement the Amendment, if approved. These include –

- Possible transition provisions, that may be set out by the Minister in a regulation, to clarify how planning matters that are currently in process will be affected by the Amendment, if approved; and
- A possible timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with the Amendment, if approved.

These actions are outlined in the section following the Proposed Amendment, and the Ministry is seeking your feedback on these proposed actions as well.

Your feedback on this document is greatly appreciated. Information about how to provide your comments can be found in the Seeking Feedback section at the end of this document.

Proposed Amendment 2

to the Growth Plan for the Greater Golden Horseshoe, 2006

This page is the start of the Proposed Amendment. Text boxes in this section are for explanatory purposes and will not form part of the Amendment, if approved.

1. Introduction

1.1 is amended by replacing "2031" with "2041" in the third paragraph, second sentence.

The second sentence in the third paragraph of section 1.1 would read, "It is a framework for implementing the Government of Ontario's vision for building stronger, prosperous communities by better managing growth in this region to 2041".

1.2 is amended by replacing "2031" with "2041" in the title and in the first paragraph, first sentence.

The title of section 1.2 would read, "Vision for 2041", and the first sentence in the first paragraph would read, "More than anything, the Greater Golden Horseshoe (GGH) will be a great place to live in 2041".

1.4 is amended by replacing "2031" with "2041" in the second paragraph, second sentence.

The second sentence in the second paragraph of section 1.4 would read, "It contains a set of policies for managing growth and development to the year 2041".

6. Simcoe Sub-area

6.2.1 is amended by replacing "be applied instead of Schedule 3" with "be used for planning and managing growth to 2031 after which Schedule 3 will be used".

Policy 6.2.1 would read, "Notwithstanding policy 5.4.2.2 (a), lower-tier municipalities in the County shall use the population and employment forecasts contained in Schedule 7 for planning and managing growth in the *Simcoe Sub-area*. In the application of the policies of this Plan, in the *Simcoe Sub-area* Schedule 7 will be used for planning and managing growth to 2031 after which Schedule 3 will be used".

6.2.2 is amended by deleting "in Schedule 7".

Policy 6.2.2 would read, "The employment forecasts include employment located in the *strategic settlement employment areas* and *economic employment districts*".

6.3.1.4 is amended by deleting "in Schedule 7".

Policy 6.3.1.4 would read "The Town of Innisfil, Town of Bradford West Gwillimbury and the Town of New Tecumseh will direct a significant portion of population and employment growth forecasted to the applicable *primary settlement areas*. The Town of Bradford West Gwillimbury and the Town of Innisfil, in planning to meet their employment forecasts, may direct appropriate employment to the *Bradford West Gwillimbury strategic settlement employment area* and the *Innisfil Heights strategic settlement employment area* respectively".

6.5.3 is amended by adding "where this Plan allocates growth forecasts to the lower-tier municipalities in the County," after "5.4.2.2(c),".

Policy 6.5.3 would read, "Notwithstanding policy 5.4.2.2 (b) and 5.4.2.2 (c), where this Plan allocates growth forecasts to the lower-tier municipalities in the County, the Minister of Infrastructure will identify for the County of Simcoe and the lower-tier municipalities in the County intensification targets to achieve the *intensification target*, and identify density targets to achieve the *density target* for *designated greenfield areas*".

8. Schedules

Schedule 3 is replaced by the following Schedule 3:

Distribution of Population and Employment for the Greater Golden Horseshoe to 2041 (figures in 000s)						
	POPULATION			EMPLOYMENT		
	2031	2036	2041	2031	2036	2041
Region of Durham	960	1,080	1,190	350	390	430
Region of York	1,500	1,700	1,790	780	840	900
City of Toronto	3,080	3,300	3,400	1,640	1,680	1,720
Region of Peel	1,640	1,870	1,970	870	920	970
Region of Halton	780	910	1,010	390	430	470
City of Hamilton	660	730	780	300	330	350
GTAH TOTAL**	**8,620**	**9,600**	**10,150**	**4,330**	**4,580**	**4,830**
County of Northumberland	96	105	110	33	37	39
County of Peterborough	61	73	76	18	21	24
City of Peterborough	88	109	115	42	54	58
City of Kawartha Lakes	100	101	107	27	30	32
County of Simcoe	416	456	497	132	141	152
City of Barrie	210	231	253	101	114	129
City of Orillia	41	44	46	21	22	23
County of Dufferin	80	81	85	27	31	32
County of Wellington*	122	126	130	54	54	56
City of Guelph*	175	183	191	92	97	101
Region of Waterloo	729	779	815	366	377	393
County of Brant	47	54	59	19	24	27
City of Brantford	126	154	169	53	73	82
County of Haldimand	56	61	64	20	24	26
Region of Niagara	511	579	614	218	249	267
OUTER RING TOTAL**	**2,880**	**3,140**	**3,330**	**1,240**	**1,350**	**1,440**
TOTAL GGH**	**11,500**	**12,740**	**13,480**	**5,560**	**5,930**	**6,270**

Note: Numbers rounded off to nearest 10,000 for GTAH municipalities, GTAH Total and Outer Ring Total, and to nearest 1,000 for outer ring municipalities.

** Population growth of 24,000 and employment growth of 12,000 are currently unallocated between the County of Wellington and the City of Guelph for 2031. The unallocated forecast portion is not included in the forecasts for these municipalities for 2031 but is included in the Outer Ring Total and in the GGH Total for 2031.*

*** Total may not add up due to rounding and unallocated amounts which are included in the totals.*

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PLACES TO GROW

PROPOSED AMENDMENT 2

SCHEDULE 3

Distribution of Population and Employment for the Greater Golden Horseshoe to 2041

IMPLEMENTATION

How to read this section

This implementation section would not form part of the text of any amendment to the Growth Plan for the Greater Golden Horseshoe, 2006.

This section sets out the proposed actions to implement the Amendment, if approved.

This section includes proposed actions that may be taken to implement the Amendment, if approved. These include –

- Possible transition provisions that may be set out in a regulation made by the Minister to clarify how planning matters that are currently in process will be affected by the Amendment, if approved; and
- A proposed timeframe, to be set by the Minister, for municipalities to bring official plans into conformity with the Amendment, if approved.

The Ministry of Infrastructure welcomes your feedback on these actions.

Effective Date and Transition

This section contains a discussion of transitional matters related to implementation of the Amendment, if approved, and a proposal about how the Proposed Amendment would apply to specific matters. A regulation, O. Reg 311/06, was made in June 2006 by the Minister pursuant to section 19 of the *Places to Grow Act, 2005* to address transitional matters.

The effective date of any Amendment to the Growth Plan would be the date specified in any order of the Lieutenant Governor in Council pursuant to section 10 of the *Places to Grow Act, 2005.*

Any application commenced, but where no decision has been made prior to the effective date of any amendment, would be subject to the policies of the Growth Plan, as amended, unless a transition regulation exempts decisions on the matter from the requirement to conform to the amendment.

The Minister is proposing to amend the existing transition regulation to permit most decisions on matters in process, as well as some future matters, to be made as if any amendment had not come into effect. These matters could include:

- Upper-tier official plan amendments being made to bring the official plan into conformity with the Growth Plan that are currently before the Ontario Municipal Board;
- Lower-tier official plan amendments to bring official plans into conformity with the Growth Plan and the applicable upper-tier official plan, including official plan amendments a lower-tier municipality has not yet commenced; and
- Zoning by-law amendments being undertaken to implement the above conformity official plan amendments.

It is proposed that any regulation be made to come into effect on the same date as any amendment.

We are seeking your feedback on transitional issues associated with implementation of the Amendment, if approved.

Official Plan Conformity

Under section 12 of the *Places to Grow Act, 2005*, the official plan of a municipality or planning authority must be brought into conformity with a growth plan within three years of the growth plan coming into effect. This requirement applies when an amendment is made to a growth plan. Section 12 (3) gives the Minister the ability to set an alternate date for a municipality to meet the conformity requirements.

The proposed approach is to set an alternate date for conformity that would enable municipalities to coordinate their Growth Plan conformity work with the next scheduled review of their official plans pursuant to section 26 of the *Planning Act*.

SEEKING FEEDBACK

Your feedback is greatly appreciated and will be taken into consideration. Please tell us what you think. For more information, please visit www.placestogrow.ca.

Please send your comments and questions by February 8, 2013 to:

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Toronto, Ontario
M5G 2E5

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For more information, including how to receive a printed copy, please call 1-866-479-9781 or TTY 1-800-239-4224. Toronto area residents can call 416-325-1210.

Notice Regarding Collection of Information

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Please note than any comments or submissions that are made on behalf of an organization or business may be shared or disclosed. By submitting comments you are deemed to consent to the sharing of information contained in the comments and your business contact information. Business contact information is the name, title and contact information of anyone submitting comments in a business, professional or official capacity.

Individuals:
Personal information you provide is collected by the Ministry of Infrastructure under the authority of the Ministry of Infrastructure Act, 2011 clause 7 (1) (c), for the purpose of promoting public engagement in growth planning. Your personal contact information will only be used to contact you and will not be shared.

Please be aware that any comments provided may be shared or disclosed once personal information is removed. Personal information includes your name, home address and personal e-mail address.

Questions regarding the collection of personal information may be directed to:

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